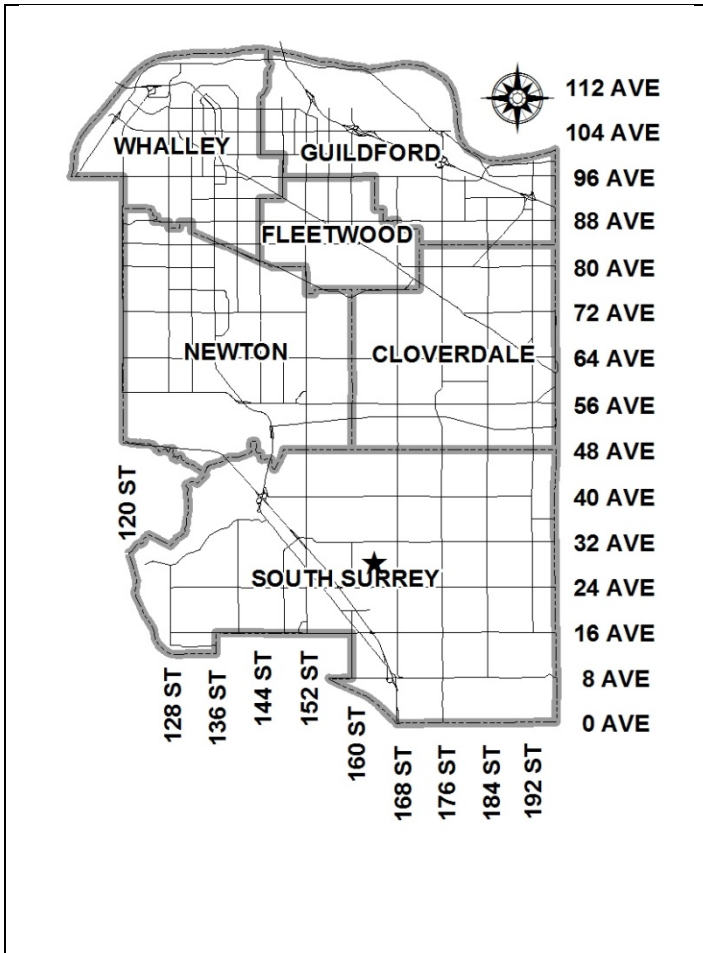


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0225-00

Planning Report Date: December 15, 2014

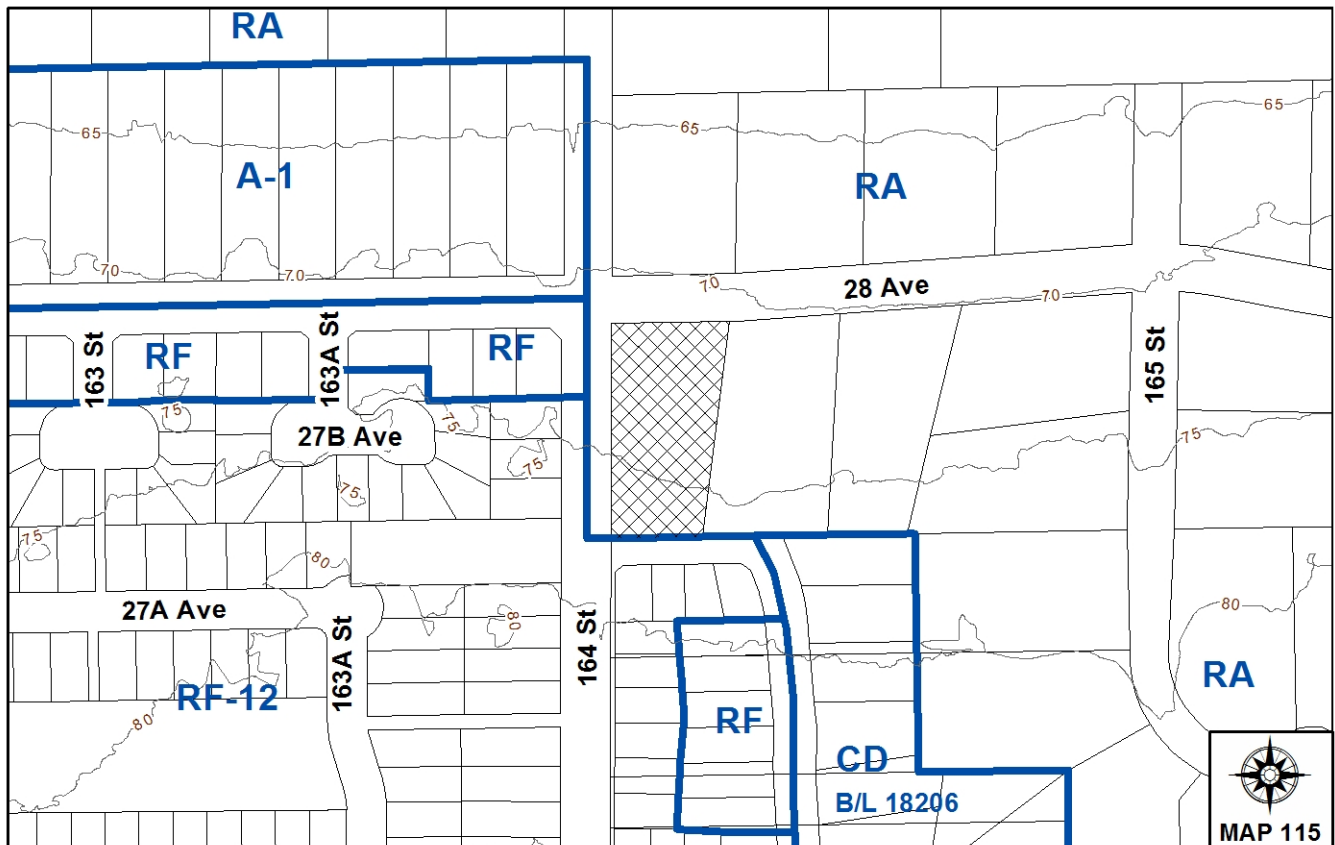


PROPOSAL:

- **OCP Amendment** from Suburban-Urban Reserve to Urban
- **Amendment** to Surrey Zoning By-law No. 12000 to add the subject site as an infill area
- **Rezoning** from RA to CD and RF-12
- **GLUP Amendment** from "Suburban 1-2 upa" to "Transitional Density (2-4 upa)" and "Urban Residential (4 to 15 upa)"

in order to allow subdivision into 7 single family lots.

LOCATION: 16442 - 28 Avenue
OWNER: 1006162 B.C. Ltd., Inc. No. BC1006162
ZONING: RA
OCP DESIGNATION: Suburban-Urban Reserve
GLUP DESIGNATION: Suburban (1-2 upa)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment;
 - Replace the Schedule F Area XXVI map of Surrey Zoning By-law No. 12000 with a map that includes the subject site as an infill area; and
 - Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an amendment to the Official Community Plan (OCP) to re-designate the subject site from Suburban-Urban Reserve to Urban.
- Requires an amendment to the Grandview Heights General Land Use Plan (GLUP) to re-designate the site from "Suburban Residential (1 to 2 upa)" to "Transitional Density (2 to 4 upa)" and "Urban Residential (4 to 15 upa)".

RATIONALE OF RECOMMENDATION

- The subject site is directly north of the properties under Development Application No. 7913-0226-00, which underwent an OCP amendment, Zoning By-law amendment, rezoning, GLUP amendment and subdivision process and was approved by Council on December 1, 2014. The development of the subject site was anticipated when Development Application No. 7913-0226-00 was being considered. A half-road was dedicated to the south of the subject site under application 7913-0226-00 (27A Avenue) and the subject application will allow for the completion of a portion of the road.
- The subject property is directly adjacent to existing urban development on the west side of 164 Street within the Morgan Heights NCP Area and, therefore, can be considered a logical extension of development in the Grandview Heights area.
- Municipal services and utilities are readily available to service the proposed development, and the development would therefore allow for a more efficient use of land and assist the City in meeting its growth management priorities.
- The proposal involves extending urban development on underutilized land within a growing urban area, which is already serviced by engineering infrastructure, community amenities, and a major commercial and employment centre (Grandview Corners).

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Development Application No. 7914-0225-00 from Suburban-Urban Reserve to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to amend Surrey Zoning By-law, 1993, No. 12000 by replacing the Schedule F Area XXVI map with a map that includes the subject site as an Infill Area as documented in Appendix IX.
4. a By-law be introduced to rezone the portion of the property shown as Block A on Appendix II from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
5. a By-law be introduced to rezone the portion of the property shown as Block B on Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (f) registration of a Section 219 Restrictive Covenant for tree preservation.
7. Council pass a resolution to amend the Grandview Heights General Land Use Plan to redesignate the land from "Suburban Residential (1 to 2 upa)" to "Transitional Density (2 to 4 upa)" and "Urban Residential (4-15 upa)" when the project is considered for final adoption.

REFERRALS

Engineering: The Engineering Department has no objection to the project [subject to the completion of Engineering servicing requirements] as outlined in Appendix III.

School District: **Projected number of students from this development:**

4 Elementary students at Pacific Heights Elementary School
 2 Secondary students at Earl Marriott Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Winter 2015.

Parks, Recreation & Culture: Parks recommends that the applicant pay NCP amenity contributions on a per unit basis, based on the Orchard Grove NCP amenity contribution rates adopted by Council.

SITE CHARACTERISTICS

Existing Land Use: Single family home on acreage lot.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 28 Avenue):	Suburban single family acreages	Suburban/Existing One-Acre & Half-Acre Lots	RA
East:	Suburban single family acreages	Suburban-Urban Reserve/Suburban Residential (1-2 upa)	RA
South (Across 27A Avenue):	Single family small lots created under Development Application 7913-0226-00	Urban/Urban Residential (4-15 upa)	RF-12
West (Across 164 Street):	Single family small lots	Urban/6-10 upa Low Density	RF-12

BACKGROUND

- The subject site is adjacent to a development to the south that received final approval from Council on December 1, 2014. The approved development (Application No. 7913-0226-00) went through a land use planning process as outlined in Corporate Report R048;2013 (Appendix X). The planning process addressed a number of key considerations including existing policies in the GLUP and OCP, public consultation, interface issues, engineering and transportation infrastructure, environmental features, design guidelines and the provision of community amenities.
- During the planning process of Development Application No. 7913-0226-00, the subject site along with the adjacent site to the east (16446 28 Avenue) were included in the overall land use concept and subdivision layout in order to complete this enclave of urban development within Grandview Heights NCP Area 5 (Appendix XI).
- The overall land use concept and subdivision layout incorporates a sensitive interface treatment with the one-acre properties to the east and south of the urban enclave within Grandview Heights NCP Area 5 (Appendix XI). This is achieved through a gradually increasing density from east to west, with large urban lots interfacing with the one-acre lots to the east and south, RF lots fronting 164A Street, and RF-12 lots fronting 164 Street, 26B Avenue and 27A Avenue, as illustrated in Appendix XI.

JUSTIFICATION FOR PLAN AMENDMENTS

- An amendment to the OCP to redesignate the site from "Suburban-Urban Reserve" to "Urban" is required, as illustrated on Appendix VII. An amendment to the Grandview Heights GLUP to redesignate the site from "Suburban 1-2 upa" to "Transitional Density (2-4 upa)" and "Urban Residential (4-15 upa)" is also required, as illustrated on Appendix VI.
- As discussed in "Background" section above, the requested OCP and GLUP amendments were anticipated through the review of Development Application No. 7913-0226-00. The proposed amendments are consistent with those requested for the project to the south.
- It is anticipated that the adjacent property to the east, at 16446 28 Avenue, may similarly develop in advance of an NCP, which will require amendments to the OCP and GLUP, as illustrated on Appendix XI. The development of this property would allow for the completion of 27A Avenue and the completion of the urban enclave within Grandview Heights NCP Area 5 in advance of an NCP.

DEVELOPMENT CONSIDERATIONS

- As noted earlier, the development of the subject site was anticipated when Development Application No. 7913-0226-00 was under review. The review explains how the unique circumstances of the site provide merits for a pragmatic and flexible approach as follows:

- The properties are directly adjacent to existing urban development on the west side of 164 Street within the Morgan Heights NCP Area and, therefore, can be considered a logical extension of development in the Grandview Heights area.
 - The existing homes (within the urban enclave, including the properties under Development Application No. 7913-0226-00) are at the end of their lifecycle and re-building estate homes under the current RA Zone on any of these properties would be short-sighted and would effectively eliminate redevelopment of these lands for many years.
 - The site is located within the Urban Containment Boundary (OCP A1 Policy A1.2).
 - Municipal services and utilities are available to service the proposed development, and the development would therefore allow for a more efficient use of land and assist the City in meeting its growth management priorities (OCP A1 Policy A1.5).
 - Further to the point above, the proposal is consistent with the City's growth priorities (OCP A1) as it involves extending urban development on underutilized land within a growing urban area, which is already serviced by engineering infrastructure, community amenities, and a major commercial and employment centre (Grandview Corners).
 - The proposal is considered to be appropriate in scale and density to its neighbourhood context, with large lots adjacent to existing suburban lots to the east, and single family small lots adjacent to existing urban lots to the west (OCP A3 Policy A3.6).
- These reasons are applicable to the subject site as well, and will allow for a portion of 27A Avenue to be completed.

Proposed Subdivision Layout

- The proposal includes six (6) RF-12 lots, with five (5) fronting 164 Street and one (1) fronting 27A Avenue, and one (1) CD (based on RF) lot fronting 28 Avenue (Appendix II).
- The subdivision follows the interfacing principles utilized in Development Application No. 7913-0226-00, with RF-12 lots fronting 27A Avenue and 164 Street, which interface with RF-12 Lots to the south and west, and a large (1,120 square metres / 12,000 sq. ft.) urban lot fronting 28 Avenue.
- The applicant has also provided a conceptual layout for the property to the east at 16446 - 28 Avenue, which shows subdivision potential into three (3) large urban lots and two (2) RF-12 lots (Appendix XI). The large urban lots interface with acreage properties on the north side of 28 Avenue, in North Grandview Heights, and with the acreage property to the east at 16462 28 Avenue. This layout is conceptual only and is subject to change, following a development application process for this property.

Proposed CD Zone

- The large urban lot (proposed Lot 7) is proposed to be rezoned to a CD Zone (based on RF). The CD Zone is a hybrid of the RF and RH-G Zones and is intended to allow for large urban lots to provide a sensitive transition from urban development to suburban development.
- The following is a table outlining the differences between the RF Zone and the proposed CD Zone:

	RF Zone	Proposed CD Zone
Density: FAR	0.6	0.33
Lot Coverage	36% (for lots of a comparable lot size)	25%
Lot Size	560 m ²	1,120 m ²
Setbacks		
Front:	7.5 m	7.5 m
Rear:	7.5 m	7.5 m
Side:	1.8 m	3.0 m

- The allowable FAR and lot coverage have been determined in order to allow a house size of approximately 370 square metres (4,000 sq. ft.), excluding an in-ground basement. This house size is considered appropriate given the neighbourhood context and the need for sensitive interface and massing treatment with the existing RA lots to the east and south.
- The proposed CD Zone is generally consistent with CD By-law No. 18206, for the CD Zoned lots developed under Development Application No. 7913-0226-00.

Design Guidelines and Lot Grading

- Mike Tynan of Tynan Consulting Ltd. prepared the character study and building design guidelines for the proposed development. A summary of the building design guidelines is attached as Appendix XII.
- The design context for the proposed lots takes into consideration the new homes on the west side of 164 Street, within the Morgan Heights neighbourhood, and the guidelines are consistent with those prepared for the project to the south (No. 7913-0226-00). The existing context homes are well balanced and proportioned, and have understated garages. They can be classified as "Classical Modern", "Neo-Traditional" and "Neo-Heritage".
- The proposed new homes are proposed to be constructed to a high architectural standard, meeting or exceeding the standards found in most recent (post-2010) executive-estate quality subdivisions in the City of Surrey.
- Trim elements will include: furred-out wood posts, articulated wood post braces, wood dentil details, louvered wood vents, articulated gable ends, and generous trim around windows and doors.
- The applicant is proposing in-ground basements and a lot grading plan has been submitted and reviewed by staff. The lot grading plan is generally satisfactory.

PRE-NOTIFICATION

Pre-notification letters were sent on November 19, 2014. In addition, a meeting with representatives from the Grandview Stewardship Association was held on November 27, 2014.

Meeting with the Grandview Stewardship Association

- The main concern expressed by the Association is ensuring that there is no further encroachment into Grandview Heights NCP Area 5 in advance of an approved NCP.

(The development of this property and the adjacent property to the east would allow for the completion of this urban enclave within Grandview Heights NCP Area 5. The subject site was included in Corporate Report Ro48;2013 and there are unique circumstances, as discussed in the "Development Considerations" section of this report, which merit consideration of urban development in this case. The properties on 165 Street and further east of the subject site are outside of the existing sanitary catchment area that services the subject site. It is not anticipated that there will be pressure on the redevelopment of these lands for a long period of time. On December 1, 2014, Council redesignated the one-acre properties to the east and south of Development Application No. 7913-0226-00 from "Suburban Residential (1-2 upa) to "Suburban Residential (1 acre max.)" to provide further protection to the 1-acre area.)

Pre-notification Correspondence

- Staff also received comments via e-mail from four (4) respondents to the pre-notification letters. Their feedback is summarized below. All respondents indicated opposition to the proposal.
- Two (2) respondents requested clarification on the timing of the pre-notification letters and the development proposal sign. The respondents were concerned that the development proposal sign was erected in advance of the pre-notification letter mail-out.

(It was clarified to these property owners that there is no specific policy or requirement preventing the installation of the development proposal sign prior to the pre-notification letters being mailed.)

- Three (3) respondents indicated concerns regarding the required OCP amendment with regards to why this should be permitted in advance of an NCP. Two (2) respondents also expressed concern about the pressure that this development, as well as the development to the south (Application No. 7913-0226-00) would place on existing municipal services and infrastructure, including schools, hospitals, roads and stormwater infrastructure.

(The unique circumstances of the site which warrant consideration for OCP and GLUP amendments and urban development in advance of an NCP for Grandview Heights NCP Area 5 in this case have been outlined in the "Development Considerations" section of this report. The development of the subject site was anticipated when the project to the south (Development Application No. 7913-0226-00) was being considered.

The site is well-serviced by existing and future community amenities, including parks and recreational facilities, schools and commercial area. This includes the proposed neighbourhood park in the Orchard Grove NCP area, for which the proposed development would provide an amenity contribution towards, along with a 5 percent cash-in-lieu of parkland contribution required as a condition of subdivision approval which would go toward park acquisition. The subject site is also within close proximity to the future Grandview Heights Aquatic Centre at the northeast corner of 24 Avenue and 168 Street, and to a major commercial area, Grandview Corners, at 24 Avenue and 160 Street.

With regards to school facilities, the school district has acquired a new elementary school site south of 24 Avenue on Edgewood Drive, and a new secondary school site in Grandview Heights adjoining the City of Surrey's future Grandview Heights Aquatic Centre and park land. The proposed development would increase enrolment growth at schools above their capacities, which would increase pressure for capital project funding approval from the Province and ultimately the timing of new school construction.

With regards to stormwater management and infrastructure, the developer would be required to service the site according to the requirements of the Old Logging & Burrows Integrated Stormwater Management Plan (ISMP). To be consistent with the adjacent Orchard Grove NCP which flows into the same detention pond at 32 Avenue and 164 Street, on-site storm management will also be required for this development. At a minimum, a Restrictive Covenant is required to be registered on title, for a 300 mm minimum layer of topsoil required on all pervious areas with absorbent landscaping and planting to enhance rainfall retention. The road design will also incorporate infiltration within the boulevard similarly to what is proposed under the adjacent application (No. 7813-0226-00). In addition, the site is within the benefitting area of the storm detention pond and storm trunk upgrade on 164 Street, and the applicant will be required to contribute to the financing of this infrastructure.

Moreover, the proposal would allow for the development of underutilized land which is well-serviced by both hard and soft infrastructure in Grandview Heights.)

- Two (2) of the respondents requested that their comments be included in this report; as requested, their written correspondence is attached as Appendix XII.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

TREES

- Trevor Cox and Andrew Connell, ISA Certified Arborists of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees			
Lombardy Poplar	1	1	0
Paper Birch	13	12	1
Coniferous Trees			
Douglas-Fir	14	5	9
Total	28	18	10
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		18	
Total Retained and Replacement Trees		28	
Contribution to the Green City Fund		\$5,400	

- The Arborist Assessment states that there are a total of 28 mature trees on the site. It was determined that 10 trees (36%) can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The proposed alignment of 164 Street was altered in order to maximize tree preservation on the site. This will require curving the sidewalk around the root protection zone to the edge of the curb and supervision by an arborist during construction. Additional mitigation measures, such as the requirement for the driveway on proposed Lot 2, may be required subject to further review by staff.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 36 replacement trees on the site. Since only 18 replacement trees can be accommodated on the site, the deficit of 18 replacement trees will require a cash-in-lieu payment of \$5,400, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 28 Avenue and 164 Street. This will be determined at the servicing agreement stage by the Engineering Department.

- In summary, a total of 28 trees are proposed to be retained or replaced on the site with a contribution of \$5,400 to the Green City Fund.
- In order to accommodate tree preservation efforts on proposed Lots 2 and 3, setback variances may be required. If setback variances are required to assist in developing a suitable house design while allowing for the retention of these trees, a separate application would be made subsequent to a more detailed review of the house plan design. The design consultant for the project has provided a building envelope analysis which anticipates that some relaxations to the setbacks will be required, and this will be assessed in more detail at the home design stage.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 20, 2014. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located adjacent to North Grandview Heights to the north, Morgan Heights to the west and Orchard Grove to the south.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposal includes a mix of single family housing types including RF-12 and CD (based on RF). • Each home would be permitted to have one secondary suite, which would also contribute to housing diversity and to the rental housing stock.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposal incorporates Low Impact Development Standards including swales, sediment control devices and permeable surfaces. • Tree retention and planting has been considered. • Recycling pick-up will be made available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The site is located within walking distance to a transit route on 24 Avenue. • The proposal will include road and sidewalk improvements along all road frontages.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Proposed homes would be oriented to the street to provide natural surveillance. • The proposed homes would be permitted to contain one secondary suite each, which would provide spaces for different age groups and/or life stages.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Public consultation has included a pre-notification letters and a development proposal sign, as well as a meeting with the Grandview Stewardship Association.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Survey Plan and Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Grandview Heights General Land Use Plan
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Proposed CD By-law
Appendix IX.	Proposed Amendment to Schedule F of the Zoning By-law
Appendix X.	Corporate Report No. Ro48;2013
Appendix XI.	Land Use and Subdivision Concept Plan
Appendix XII.	Building Design Guidelines Summary
Appendix XIII.	Written Statement of Concerns from Neighbouring Homeowners

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HK/da

\\file-server1\net-data\csdc\generate\areaproduct\save\31141404083.doc
DRV 12/11/14 2:00 PM

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12 and CD based on RF

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	1 acre	
Hectares	0.4048 hectares	
NUMBER OF LOTS		
Existing	1	
Proposed	7	
SIZE OF LOTS		
	RF-12	CD
Range of lot widths (metres)	13.4 m – 21 m	24 m
Range of lot areas (square metres)	372 m ² – 523 m ²	1,120 m ²
DENSITY		
	RF-12	CD
Lots/Hectare & Lots/Acre (Gross)	8.5 upa	3.6 upa
Lots/Hectare & Lots/Acre (Net)	10 upa	3.6 upa
	Entire site net density: 8 upa	
SITE COVERAGE (in % of gross site area)		
	RF-12	CD
Maximum Coverage of Principal & Accessory Building	50%	25%
Estimated Road, Lane & Driveway Coverage	2%	2%
Total Site Coverage	52%	27%
PARKLAND		
	N/A	
Area (square metres)		
% of Gross Site		
Required		
PARKLAND		
5% money in lieu	YES	
TREE SURVEY/ASSESSMENT		
	YES	
MODEL BUILDING SCHEME		
	YES	
HERITAGE SITE Retention		
	NO	
FRASER HEALTH Approval		
	NO	
DEV. VARIANCE PERMIT required		
Road Length/Standards	NO	
Works and Services	NO	
Building Retention	NO	
Others	NO	

28 Avenue

88° 57' 09"

25.719

24.278

BLOCK A

PT Lot 79 Plan 67389
Area=1,166.4 m²

Block A
Area = 1,166.4 m²
RA to CD

Block B
Area = 2,880.2 m²
RA to RF-12

BLOCK B

PT Lot 79 Plan 67389
Area=2,880.2 m²

78

PLAN 67389

**Block Survey Plan to
Accompany City of Surrey
Rezoning Bylaw No. _ _ _
of Lot 79 Section 24
Township 1
New Westminster District
Plan 67389**

164 Street

West 33 Feet N 1/2 N 1/2 LS 7

90.932
10' 20"
10' 00"

358° 53' 39"

54.086

62.324

14° 03' 07"

115° 12' 30"

17.217

14° 03' 07"

29.581

SRW PLAN EPP43978

SRW PLAN 65844

SRW PLAN 65844

38.981

89° 03' 51"

SRW PLAN LMP3217

REM N 1/2 S 1/2 N 1/2 LS 7



All distances are in metres and decimals thereof.

The intended plot size of this plan is 216mm in width by 280mm in height (A size) when plotted at a scale of 1:500.

Certified Correct this
31st day of October, 2014.

FOCUS

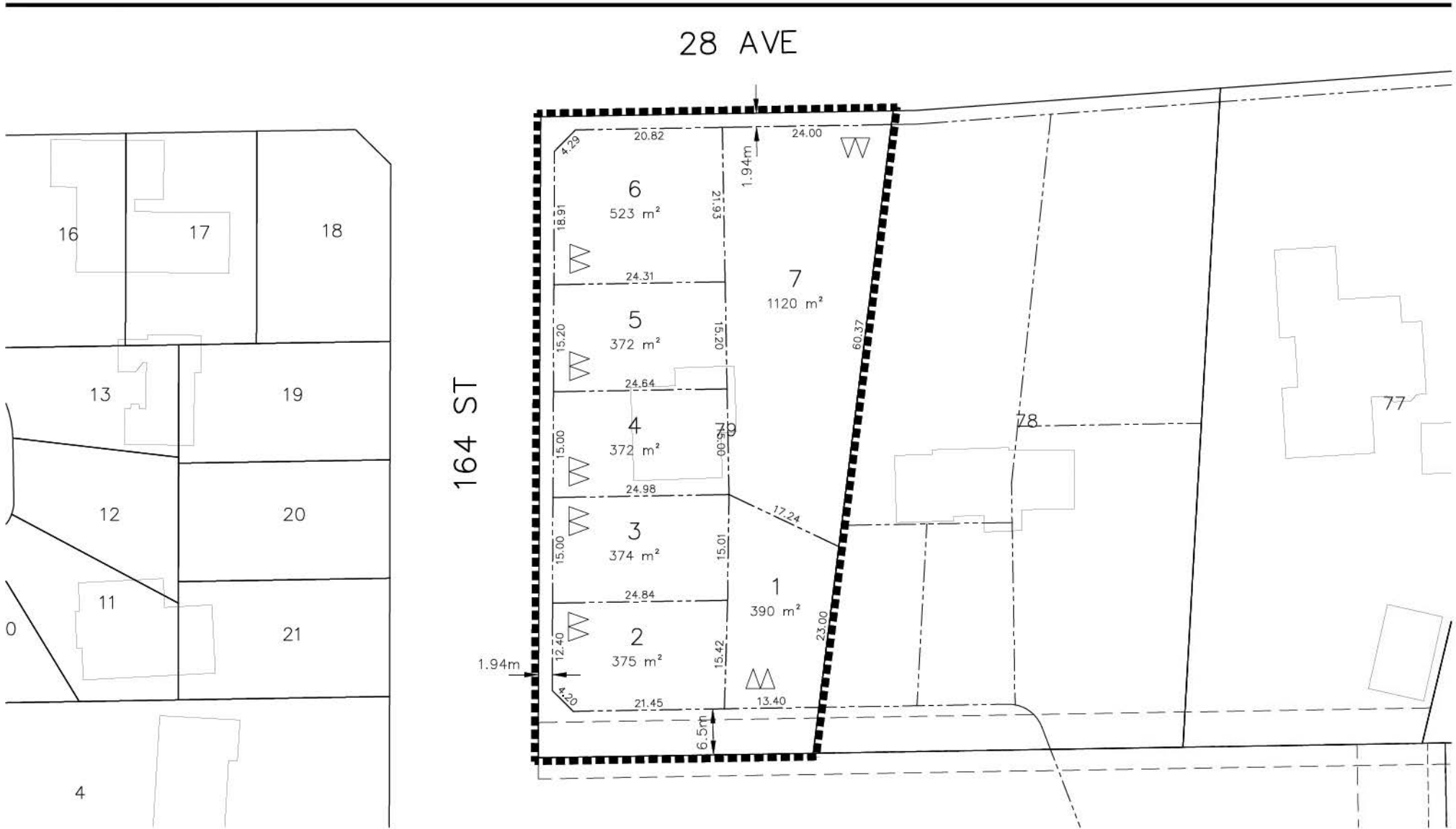
Focus Survey (BC) Limited Partnership
300-65 Richmond St, New Westminster, BC
t: 604-525-4651

PROJECT REF./DRAWING No.

061400328 R03 ZONE

G.A. Ho

B.C.L.S.



Subdivision Concept Sketch

Nico River Developments
16442 - 28 Avenue

TO: **Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **December 10, 2014** PROJECT FILE: **7814-0225-00**

RE: **Engineering Requirements
Location: 16442 28 Avenue**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

ZONING BYLAW AMENDMENT

There are no engineering requirements relative to the Zoning Bylaw Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 meters on 164 Street for a 23.0 meter wide ultimate Collector Road.
- Dedicate 1.942 meters on 28 Street for a 24.0 meter wide ultimate Collector Road.
- Dedicate 6.500 meters on 27A Avenue for a 18.0 meter wide ultimate Local Road.
- Dedicate 5.0 meter x 5.0 meter corner cut at the intersection of 164 Street and 28 Avenue.
- Provide a.500 meter Statutory Right-of-Way along the south side of 28th Avenue and along the east side of 164th Street

Works and Services

- Construct east side of 164 Street to modified Collector Road Standard.
- Construct south side of 28 Avenue to ultimate Collector Road Standard.
- Construct north side of 27A Avenue to Local Road Standard if not constructed by Surrey project 7813-0226-00.
- Construct water, storm, and sanitary service connections along with 6.0 meter driveway letdowns to service each proposed lot.
- Construct storm and sanitary mains along 28 Avenue and water and sanitary mains along 27A Avenue if not constructed by Surrey project 7813-226-00.
- Pay all applicable late-comer, front-ender and connection fees.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

CE

NOTE: Detailed Land Development Engineering Review available on file



Planning November-20-14

School Enrolment Projections and Planning Update:
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Grandview Heights Elementary and Kensington Prairie Elementary were closed in June 2006 and the enrolment shifted to Pacific Heights Elementary when it opened in 2006. A new replacement school (Sunnyside Elementary) opened in September 2013 and the School District implemented boundary moves to the new Sunnyside Elementary (new location) from Pacific Heights Elementary to help address the projected overcrowding. A new elementary school site has been purchased south of 24th Avenue - Site #206 on Edgewood Drive. The construction of a new elementary school on this site is a high priority in the District's 5-Year Capital Plan and feasibility planning is underway. The school district has also purchased land for a new secondary school in the Grandview Area adjoining the City of Surrey future Aquatic Centre and Recreation property. The School District has submitted a proposal for a new Grandview Area Secondary school as a high priority project to the Ministry of Education. A proposed addition to Pacific Heights Elementary is also included in the capital plan, but as a lower priority than the two capital projects mentioned above. The provision of services and residential growth projections (including NCP #2) are included in the enrolment projections below. The actual enrolment growth rate will be affected by timing of development approvals, housing growth, demographic changes and market factors.

THE IMPACT ON SCHOOLS

APPLICATION #: 14 0225 00

SUMMARY

The proposed 7 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

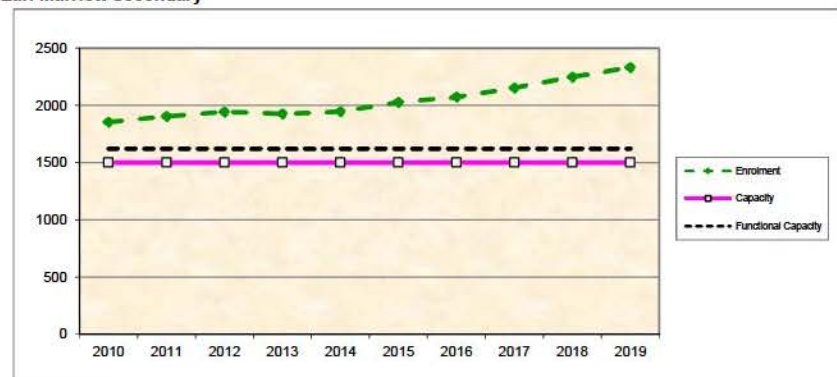
September 2014 Enrolment/School Capacity

Pacific Heights Elementary	
Enrolment (K/1-7):	41 K + 273
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1946
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

Pacific Heights Elementary



Earl Marriott Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY

Surrey Project No:
 Address: 16442 28th Avenue Surrey, BC
 Registered Arborist: Max Rathburn
 ISA Certified Arborist (PN0599A)
 ISA Certified Tree Risk Assessor (159)

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	28
Protected Trees to be Removed	18
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	10
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $0 \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $18 \times \text{two (2)} = 36$	36
Replacement Trees Proposed	18
Replacement Trees in Deficit	18
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\text{ } \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\text{ } \times \text{two (2)} = 0$	0
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary prepared and submitted by:



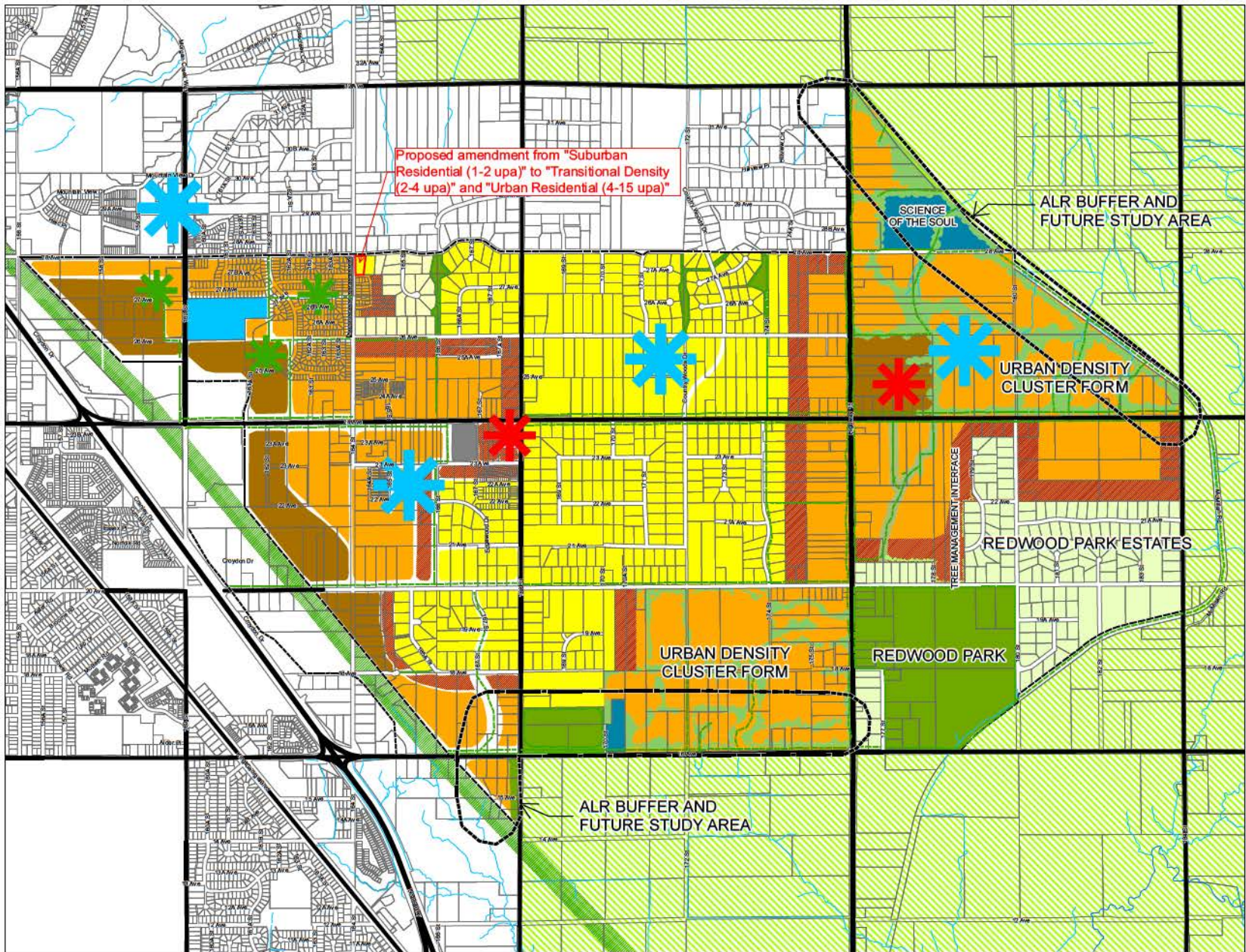
Dec, 11, 2014

Arborist

Date

GRANDVIEW HEIGHTS GENERAL LAND USE PLAN (LAND USE CONCEPT)

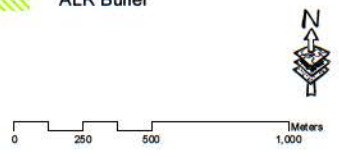
APPROVED BY CITY COUNCIL - JUNE 2009



CITY OF SURREY
PLANNING AND DEVELOPMENT DEPARTMENT

LEGEND

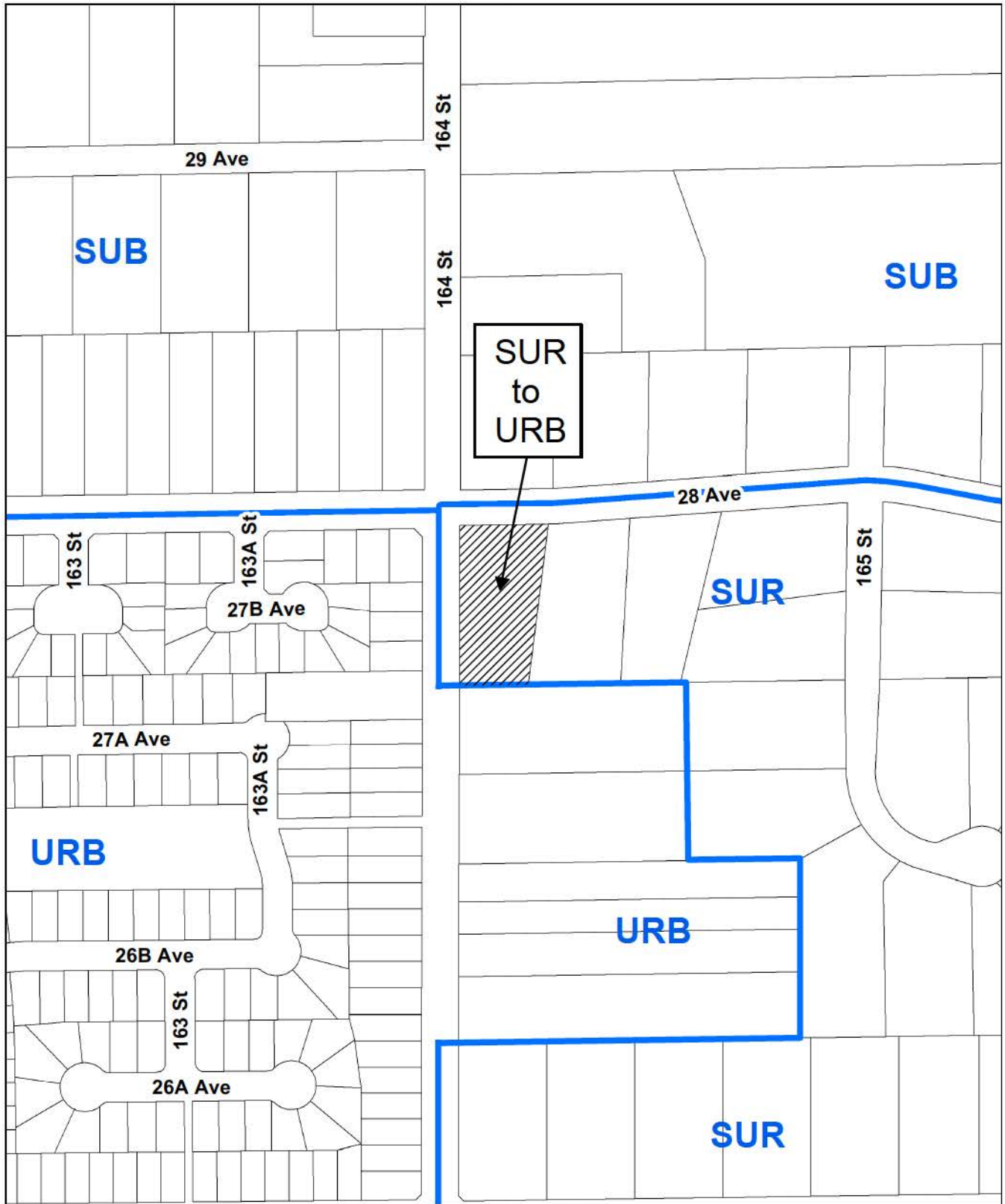
- Neighbourhood Commercial
- Multiple Residential (15 to 45 upa)
- Urban Residential (4 to 15 upa)
- Transitional Density (2 to 4 upa)
- Suburban Single Family Residential
- Suburban Residential (1 u.p.a. max)
- Institutional
- Parks / Open Space
- Linkages
- Greenways
- Rural
- School/Park
- Local Park (2 to 4 AC)
- Utility Right of Way
- ALR Buffer



COUNCIL APPROVED AMENDED: 1 DECEMBER 2014

Notes: Community scale park facilities, including playing fields and a community centre (Total 15-20 hectares or 37-50 acres), will be established in Grandview Heights in location(s) to be determined at the NCP Stage based on the policies and criteria contained within this plan.

Future Study Areas: Where the Cluster form designation is adjacent to ALR, significant buffers will be provided with the width of the buffer directly proportional to density to ensure that the intent of the OCP and council policies regarding densities adjacent to the ALR are retained, and to ensure a compatible interface between residential development and the ALR



OCP Amendment 7914-0225-00

Proposed amendment from Suburban-Urban Reserve to Urban



CITY OF SURREY

BYLAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 000-951-315
 Lot 79 Section 24 Township 1 New Westminster District Plan 67389 as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by G.A. Hol B.C.L.S. on the 31st day of October, 2014, containing 1,166.4 square metres, called Block A.

Portion of 16442 - 28 Avenue
 (hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of large *urban* lots, where *density* bonus is provided.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1. One *single family dwelling* which may contain 1 *secondary suite*.
- 2. *Accessory uses* including the following:

- (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended; and
- (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

C. Lot Area

Not applicable to this Zone.

D. Density

- 1. The *unit density* for all *lots* within the subdivision plan shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The *unit density* for all *lots* within the subdivision plan may be increased to a maximum of 20 *dwelling units* per hectare [8 u.p.a.] if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 120000, as amended.
- 2.
 - (a) For *building* construction within a *lot* the *floor area ratio* shall not exceed 0.33, provided that, of the resulting allowable floor area, 45 square metres [480 sq. ft.] shall be reserved for use only as a garage or carport, and 10 square metres [105 sq. ft.] shall be reserved for use only as *accessory buildings* and *structures*; and
 - (b) For the purposes of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the following must be included in the calculation of *floor area ratio*:
 - i. Covered area used for parking unless the covered parking is located within the *basement*;
 - ii. The area of an *accessory building* in excess of 10 square metres [105 sq. ft.];
 - iii. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and
 - iv. Floor area with extended height, including staircases, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.] except for a maximum of 19 square metres [200 sq. ft.].

E. Lot Coverage

The lot coverage shall not exceed 25%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	3.0 m. [10 ft.]
<i>Accessory Buildings and Structures</i> Greater than 10 square metres [105 sq. ft.] in Size		18.0 m. [60 ft.]	18.0 m. [60 ft.]	1.0 m. [3 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m. [60 ft.]	0.0 m.	0.0 m.

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal building*: The building height shall not exceed 9 metres [30 ft.].
2. *Accessory buildings and structures*: The building height shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the building height of the *accessory building* may be increased to 5 metres [16.5 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use, shall be limited to:
 - (a) A maximum of 2 cars or trucks;

- (b) *House trailer, camper* or boat provided that the combined total shall not exceed 1; and
 - (c) The total amount permitted under (a) and (b) shall not exceed 3.
3. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *principal building*, or within 1 metre [3 ft.] of the *side lot line*, except where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

I. Landscaping

- 1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
- 2. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
 - (a) Where the driveway or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said *driveway*; and
 - (b) In the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

J. Special Regulations

- 1. A *secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq. ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,120 sq. m. [12,000 sq. ft.]	24 metres [80 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RF Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. Subdivisions shall be subject to the applicable Surrey Development Cost Charge By-law, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the RF Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment By-law, _____, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20 .

PASSED SECOND READING on the _____ th day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

PASSED THIRD READING on the _____ th day of _____, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK

\\file-server1\net-data\csdc\generate\areaproduct\save\31153075042.doc
KH 12/10/14 12:27 PM

28 Avenue

88° 57' 09"

25.719

24.278

BLOCK A

PT Lot 79 Plan 67389

Area=1,166.4 m2

Block A
Area = 1,166.4 m2
RA to CD

Block B
Area = 2,880.2 m2
RA to RF-12

BLOCK B

PT Lot 79 Plan 67389

Area=2,880.2 m2

78

PLAN 67389

**Block Survey Plan to
Accompany City of Surrey
Rezoning Bylaw No. _ _ _
of Lot 79 Section 24
Township 1
New Westminster District
Plan 67389**

164 Street

West 33 Feet N 1/2 N 1/2 LS 7

00' 10' 20"

90.932

358' 53' 39"

54.086

14"

62.324

03'

07'

115' 12' 30"

17.217

14"

29.581

03'

07'

SRW PLAN EPP43978

SRW PLAN 65844

SRW PLAN 65844

38.981

89° 03' 51"

SRW PLAN LMP3217

REM N 1/2 S 1/2 N 1/2 LS 7



All distances are in metres and decimals thereof.

The intended plot size of this plan is 216mm in width by 280mm in height (A size) when plotted at a scale of 1:500.

Certified Correct this
31st day of October, 2014.

FOCUS

Focus Survey (BC) Limited Partnership
300-65 Richmond St, New Westminster, BC
t: 604-525-4651

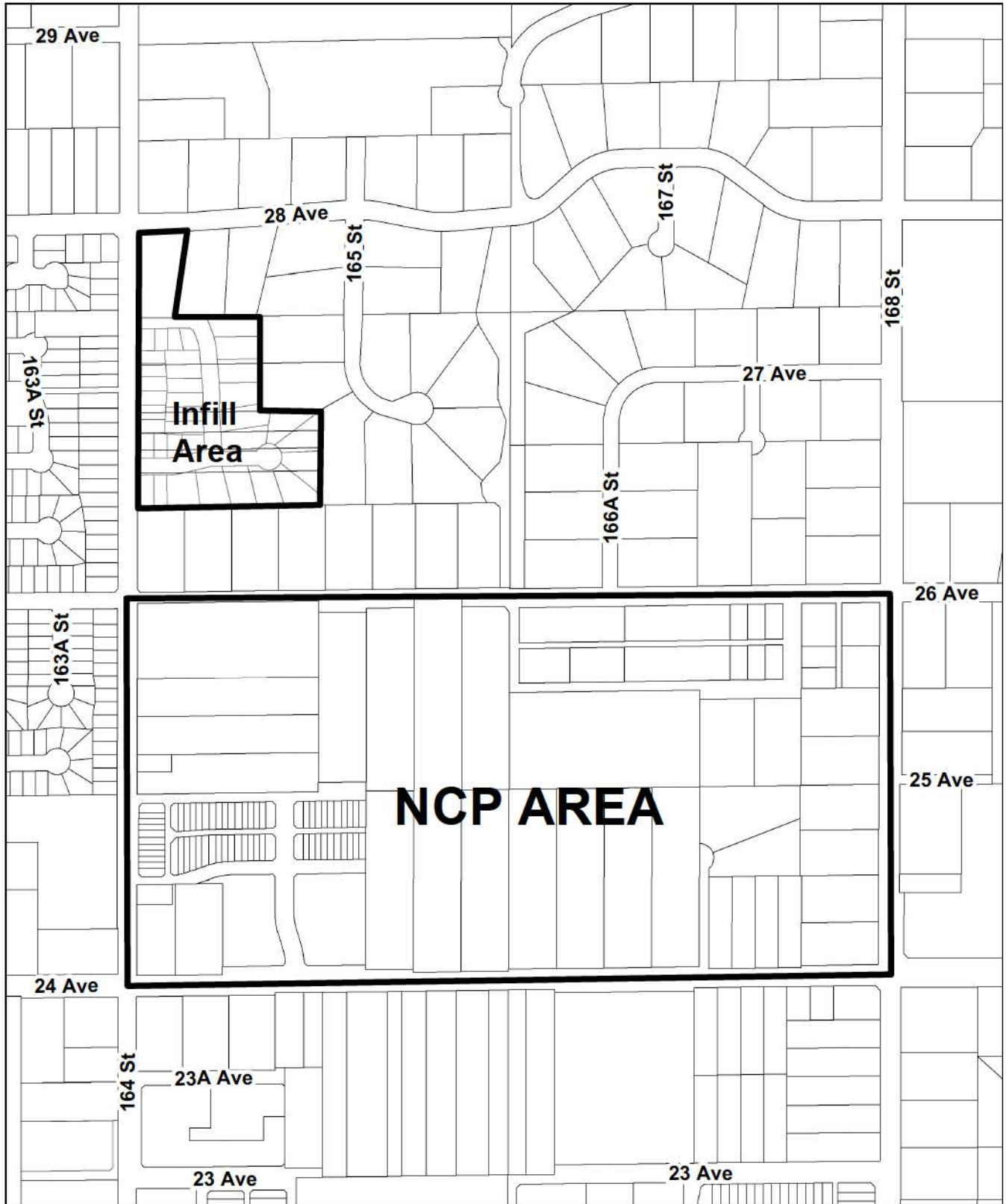
PROJECT REF./DRAWING No.
061400328 R03 ZONE

G.A. Ho

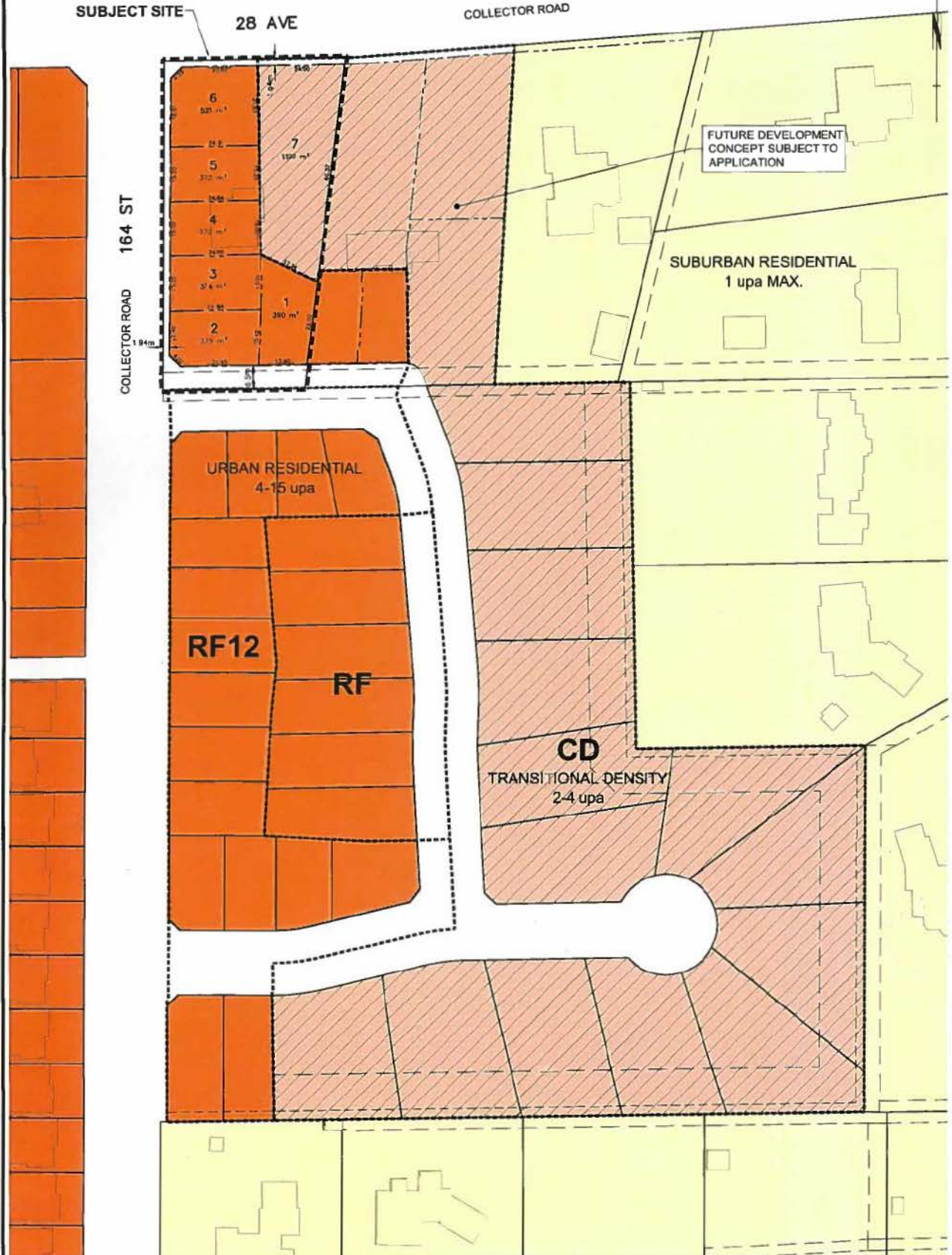
B.C.L.S.

**Proposed Amendment to Schedule F of the Surrey Zoning By-law, 1993, No. 12000,
as amended**

Schedule F - Map of Neighbourhood Concept Plan and Infill Areas is amended by deleting Map 26 - Area XXVI and replacing it with a new Map 26 - Area XXVI as follows:



[Corporate Report No. Ro48:2013](#) (follow hyperlink to view report)



BUILDING GUIDELINES SUMMARY

Surrey Project no: 7914-0225-00
Project Location: 16442 - 28 Avenue, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

The subject site is located along the eastern boundary of the area-defining 360 lot single family residential development bounded by 25A Avenue to the South, 28 Avenue to the north, 160 Street to the west, and 164 Street to the east, identified as Surrey project 7905-0126-00. The 360 site is built out, and there have been numerous other new developments over the past few years which were constructed on or near the exterior boundaries of the 360 lot site, all of which were based on building scheme regulations that are designed to produce a similar outcome to that of the 360 lot site.

There is no opportunity to introduce a "new character area" due to the overwhelming influence of the 360 lot development. "Regulations context" for the subject site should be derived from the building schemes of the 360 lot site and those of similar nearby sites including 7912-0068-00, 7910-0066-00, 7912-0057-00, 7910-0020-00, 7910-0254-00, 7911-0153-00, 7912-0112-00, 7910-0057-00, and especially the most recent application, 7913-0226-00 located adjacent to the south side of the subject site. All homes at the 360 lot site are Two-storey type, ranging in size between 2600 sq. ft and 2800 sq.ft. including garage. The style of all of the homes can be classified as "Classical Modern", "Neo-Traditional", or "Neo-Heritage".

Design approvals for this area were based on a philosophy that the garage should appear clearly subdominant to other elements. To achieve this effect, a DVP was granted on the RF-12 lots in the 360 lot Morgan Heights development to allow the required 20% upper floor offset to be counted from the front and the rear, rather than only from the front. This allowed the creation of a very strong two storey high focal element at the front, on the side opposite the garage – so strong that the garage becomes a subdominant element. Secondly, the front door was made to be the foremost element. High quality, 8 foot high wood doors were required on every home. Thirdly, restrictions were placed on the amount of upper floor that could be constructed above the garage – thus not drawing attention to the garage below. Also, gable ends were prohibited above the garage to further reduce focus on the garage. Ninety percent of homes have a roof slope of 10:12 or greater, and all homes have a dark charcoal grey/black 40 year or better shake profile asphalt shingle roof with raised ridge cap. Homes are clad in Hardiplank (dominant) or stucco, and all have generous quantities of stone. Vinyl has not been used on these homes. Yards are landscaped to a high standard. These homes provide ideal architectural context.

1.2 Prevailing Features of the Existing and Surrounding Dwellings Significant to the Proposed Building Scheme:

- 1) Context Homes: 75 percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and 100 percent of homes from the aforesaid 360 lot site). Context homes within the study area for the subject site include: 2641 - 164 Street, 2643 - 164 Street, 2653 - 164 Street, 2661 - 164 Street, 2671 - 164 Street, 2677 - 164 Street, 2683 - 164 Street, 2687 - 164 Street, 2699 - 164 Street, 2711 - 164 Street, 2719 - 164 Street, 2727 - 164 Street, 2731 - 164 Street, 2737 - 164 Street, 2757 - 164 Street, 2765 - 164 Street, 2716 - 164 Street, and 16425 - 26 Avenue. The character of this area has been clearly defined by the new and aesthetically desirable housing stock. There are no opportunities to introduce a new character into this area. This is an infill situation in which new homes at the subject site should be similar in theme, representation, and character with the context homes described above.
- 2) Style Character : Styles recommended for this site include "Classical Modern", "Neo-Traditional" and "Neo-Heritage", as derived from the 360 lot site. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 4) Massing Designs : New homes at the 360 lot site and the context homes described above provide desirable massing context. The homes are well balanced and correctly proportioned, with a bold, stately appearance. Garages are deliberately understated.
- 5) Front Entrance Design : Front entrance porticos range from one to 1 ½ storeys in height (the front entrance portico is a significant architectural feature on many new homes in this area).
- 6) Exterior Wall Cladding : Vinyl has not been used in this area and is not recommended. Hardiplank, cedar, Hardipanel, brick, and stone have been used. Brick and stone have been used generously.
- 7) Roof surface : Roof surfaces at the 360 lot site are all charcoal grey to black shake profile asphalt shingles with a raised ridge cap. The shingles are of a minimum 40 year warranty.
- 8) Roof Slope : Roof pitch 8:12 or higher on most new homes at the 360 lot site.

Streetscape: At the context site to the west there is obvious continuity of appearance. All homes are 2600 - 2800 sq. ft. "Classical Modern", "Neo-Traditional" and "Neo-Heritage" style Two-Storey type. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. Main roof forms are common hip or common gable at an 8:12 or steeper slope. All homes have common gable projections articulated with either cedar shingles or with Hardiboard and 1x4 vertical wood battens. All homes have a charcoal / black shake profile asphalt shingle roof. Homes are clad in Hardiplank (no vinyl) and homes are generously accented with stone and brick. The colour range includes natural, neutral and primary-derivative hues. Landscaping meets a high modern urban standard.

2. Proposed Design Guidelines

2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", "Classical Modern", or "Neo-Heritage". Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- the new homes are constructed to a high architectural standard, meeting or exceeding standards found in most executive-estate quality subdivisions in the City of Surrey.
- a new single family dwelling *constructed* on any *lot* meets common or better year 2010 design standards (as interpreted by the consultant), which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring "context homes" including 2641 - 164 Street, 2643 - 164 Street, 2653 - 164 Street, 2661 - 164 Street, 2671 - 164 Street, 2677 - 164 Street, 2683 - 164 Street, 2687 - 164 Street, 2699 - 164 Street, 2711 - 164 Street, 2719 - 164 Street, 2727 - 164 Street, 2731 - 164 Street, 2737 - 164 Street, 2757 - 164 Street, 2765 - 164 Street, 2716 - 164 Street, and 16425 - 26 Avenue. Homes will therefore be in a compatible style range, including "Neo-Traditional", "Classical Modern", and "Neo-Heritage" styles (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roof types, roof slope and roofing materials to those of the context homes. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

Exterior Materials/Colours:

Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl siding not permitted on exterior walls.

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive

colour scheme is approved by the consultant. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

- Roof Pitch:** Minimum 8:12.
- Roof Materials/Colours:** Only shake profile asphalt shingles with a pre-formed (manufactured) raised ridge cap. The asphalt shingles should have a minimum 40 year warranty, and be in a charcoal grey or black colour only.
- In-ground basements:** Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Treatment of Corner Lots:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.
- Landscaping:** *High modern urban standard:* On lots 1 - 6 inclusive, a minimum of 20 shrubs of a 3 gallon pot size in the front yard, in addition to standard sod planting and tree planting requirements. Corner lot homes 2 and 6 will have an additional 10 shrubs of a 3 gallon pot size planted in the flanking street sideyard. Suburban lot 7 will require a minimum of 40 shrubs of a minimum 3 gallon pot size. Driveways: exposed aggregate or stamped concrete with centre control joint. Broom finish concrete and asphalt not permitted.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** Sept. 14, 2014

Reviewed and Approved by:  **Date:** Sept. 14, 2014

Heather Kamitakahara
Planner

~~~~

Ron Hintsche  
Manager – Area Planning South

~~~

Jean Lamontagne
General Manager
Planning and Development

~~~

Don Luymes  
Manager - Community Planning

5 December, 2014

I am writing as a resident of the immediate area of development proposal 14-0225 with the following points of intense opposition. I have read both the Planning Report for 7913-0226 and its Additional Comments report which I will reference below. Please note that I am including Mr. Luymes in the staff direction of this email because this new application underscores that a long-term/community planning issue is being conveniently ignored.

1. The area of the subject property (14-0225) is **not on NCP lands and as such any development beyond the existing RA zoning cannot occur there as per the rules of the OCP and the guidelines of the GH GLUP.**

- aside from this disregard for the rules of foundational land use plans that govern the City, the wide and comprehensive public consultation proffered by the NCP process needed to inform more than just immediate residents about this drastic change to their neighbourhood will never be possible.

- the lack of proper investigation into much-needed social infrastructure and other services such as schools, transportation and amenities which would similarly be explored in an NCP process is likewise missing from anything this application and its developers can possibly achieve. This includes the major engineering component of roadway management and construction. Overflow parking on 164th is now dangerously pervasive; with the build-out of 13-0226 it will worsen as will traffic on 164th. The area simply cannot support any more traffic or parking until an NCP comprehensively looks at the ramifications for Area 5 as a whole.

2. Because it is impossible to discuss this application outside of the context of 13-0226, and its accompanying reports, I will below:

a. - despite widespread opposition to this application, Planning in its Report to Council characterized it as having “no hardline opposition.” Council subsequently approved it with the “well-being” of the homeowners in mind, ones who were allegedly saddled with “unsellable” properties due to their long, narrow

shape. “Creep” of re-zoning and infill into Area 5 was assured in Chambers not to occur in the future by Council. Council presented 13-0226 as a one-off and has supported this publicly with statements to that effect. Council further assured residents of Area 5 that no further development in advance of an NCP will erode property owner confidence due to its unique character.

b. - Planning supported this application, noting that it was a “logical extension to the properties to the direct West” on 164th (MH NCP 1), infrastructure services were in place to service the property, and about there would be a market demand for the housing product that was proposed for this location.

c. - the planning of the half-road at the northern most border of 13–0226 naturally laid the ground for further similar development to the north

In the case of 14–0225, however, the subject property has no such impediments as property shape or owner distress.

As for the “logical extension” of 13-0226 to the RF homes to the east, predictably the same the same justification will be made about the fitness of the re-zoning of in 14-0225, since the more logical extension to the RA properties that surrounded 13-0226 on three sides was conveniently ignored during that application’s re-zoning process. **When** there is an NCP for Area 5 and wider public consultation can occur to determine the future character of this neighbourhood, this justification can be used, along with the rationale of the half-road, an application *in theory* will be a very nice way to finish off that corner. Please note Heather and Ron that both in our meeting, as a representative of the Grandview Heights Stewardship Association, and in this letter I have specifically refrained from discussing the actual subdivision layout in principle (because it is not allowed by the OCP or GLUP in the first place). I have learned from my experiences with the “negotiations” over 13-0226 that the lot layout is merely a distraction to the issue at hand — the fitness for a re-zoning in the first place. When there is an NCP for Area 5, I along with my neighbours will be happy to discuss the proposed lot layout, tree retention, building form, landscape buffering and all the details with you and/or the developer.

In the meantime, however, since there is no NCP for this property, to provide proper zoning guidance and consultation regarding much-needed social and traffic engineering infrastructure and since there is no appetite for high density form housing on 28th Ave and beyond in Area 5, I am in vigorous opposition to this application until there is an NCP for Area 5. The same arguments are also delivered in advance for the property to the east which is noticeably marked-up on the lot plan for future (probably immediate) consideration.

3. It is time for Planning and Council to stop thinking of Area 5 as the problem. This is a stable RA neighbourhood that is being encroached upon in every manner possible and from all sides. The fixity of transitional density in NCPs that are adjacent to Area 5 need to be observed.

However, as far as 14-0225 is concerned, there is no reason to even discuss transitional density in the plan for lots adjacent to RA homes in Area 5 at this point, because it never should have been allowed to progress to pre-notification period in the first place. I always thought that one of the responsibilities of Planning was to be a “gatekeeper” for suitable development applications; that would presumably include informing developers who want to infill in non-NCP lands that they need to wait until an NCP is in place. I don’t view the “preparation” for this application through the Additional Comments for 13-0226 or the half-road in that plan to be justification enough to more deeply wound the process that was abused in granting the urban infill in Area 5. There is an OCP for a reason.

When this area has an NCP, then let’s talk about this lot plan, the half-road and the lot to the east. I will genuinely look forward to it. Creating a sustainable, livable, attractive community is a process that should welcome existing/future residents to the table, not just the City speculating the wants of the future homeowners via statistics and the opinions of the Development Committee.

However for now, the speculator who purchased the property (and possibly the one to the east) can continue renting out the home there for as long as it takes for Area 5 to go through the NCP process. Area 5 residents were incensed with the passing of 13-0226 against the OCP and GLUP and have long memories, despite that both our opposition in letter, in person, in Public Hearing and via petition against high density infill in a non-NCP RA neighbourhood was interpreted as merely “mild opposition.

Please include this correspondence in Planning’s Report to Council. I also release you from any FOI obligations which would prevent you from sharing this opinion with the developer or any third party with the caveat that it be shared in its entirety. I would not want my opinion that “in theory” this application could form, in the **presence** of an NCP, the basis of a good way to finish off the corner of 164th/28th to be interpreted as assent to 14-0225 at this time or at any time until there is an NCP for Area 5.

Respectfully submitted

Victoria Blinkhorn  
16505 26th Ave, Surrey

**From:** [Alisa Ramakrishnan](#)  
**To:** [Kamitakahara, Heather](#)  
**Subject:** Application 14-0225 in non-NCP Area 5, and Application 7913-0226-00  
**Date:** November-28-14 12:34:29 PM

---

Dear Heather Katimahara,

I am concerned that these developments are extending the urban boundaries in Grandview Heights unnecessarily. My concerns include:

1. Are Official Community Plans that easily sidestepped? If so, what is their purpose? I can only think that they are there to placate the public and blind them to the real plans the city might have. Such plans may well be against the wishes of the public.
  
2. Do the Mayor and Council see an urgent need for even more high density urbanization than is already planned in Grandview Heights? I thought the idea behind planning high density urbanization near highways was to protect the environment around those areas, allowing trees and green space to thrive near the high density areas.
  
3. It appears to me that infrastructure is not keeping pace with development within approved NCPs.
  - a. The newly built Sunnyside Elementary school is already at capacity, and the majority of people moving into these new urban developments are people with young families. What happens with their children?
  
  - b. Hospitals are notoriously crowded and underfunded. After researching healthcare in South Surrey, my family and I decided it was actually faster and safer for us to travel to Vancouver for healthcare. It seems strange to me to promise people resources by building residences for them and making them pay taxes, but then to not provide those resources.
  
  - c. Perhaps I am misinformed, but crime seemed to be a big issue in the last election. High density urban areas have a lot more crime than rural areas. Perhaps the police force and city ordinances should be altered enough to be able to deal with the problems we already see, before sacrificing beautiful suburban/rural lots, with trees and low impact on the city's infrastructure, to increase density still further.
  
  - d. I recently ran a quick analysis of how much untreated water is entering Surrey's streams because of increased roads and no road runoff mediation. In a mere 500msq block, 1,000,000L of road runoff will enter nearby streams and rivers in a *single day*. Unrestrained urbanization, without due consideration of the environment, usually leads to lower quality of life and higher costs for the government in the long run.

In short, let's use the opportunity to urbanize greenfield areas to make a model city, not one where people will regret investing their money in property. Do not approve application 14-0225, and request lower density and high qualities of environment mitigation by application 13-0226-00.

Sincerely,

Alisa P. Ramakrishnan, PhD

128-2450 161a St, Surrey, BC V3Z 8K4, 604-379-1519